

**\$12,495,000**

## **311 ATLANTIC AVE SUNNY ISLES BEACH FL 33160**

<https://miamiluxuryhomes.org>

Welcome to your dream waterfront oasis! Designed by the renowned Calil Architects, this home is a masterpiece. As you step inside, you'll be greeted by 23-foot ceilings and floor-to-ceiling windows in the living room, showcasing panoramic views of Oleta Park and the sparkling intracoastal waters. Imagine enjoying these breathtaking vistas along with a 60'F dock [...]

- 7 beds
- 10 baths
- Single Family Residence
- Residential
- Active
- 5700 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Area:** 5700 sq ft

**Bathrooms Full:** 9

**Category:** Residential

**Status:** Active

**Bathrooms:** 10 baths

**Year built:** 2024



## Property Features

**Community Features:** Boat Facilities,Street Lights

**Interior Features:** Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,Eat-in Kitchen,First Floor Entry,Kitchen Island,Living/Dining Room,Other,Pantry,Separate Shower,Upper Level Primary,Walk-In Closet(s),Elevator,Loft

**Pool Features:** In Ground,Pool

**Parking Features:** Attached,Covered,Driveway,Garage

**Architectural Style:** Other,Two Story

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central

**New Construction Y/N:** 1

**Pets Allowed:** No Pet Restrictions,Yes

**View:** Intercoastal

**Roof:** Other

**Water Source:** Public

**Stories:** 2

**Exterior Features:** Balcony,Security/High Impact Doors,Lighting,Outdoor Grill,Outdoor Shower,Patio

**Waterfront Features:** Intracoastal Access,No Fixed Bridges,Ocean Access

**Lot Features:** 1/4 to 1/2 Acre Lot

**Appliances:**

Dryer,Dishwasher,Disposal,Refrigerator,Washer

**Cooling:** Central Air

**Covered Spaces:** 2

**Frontage Length:** 60

**Garage Y/N:** 1

**Heating Y/N:** 1

**Spa Y/N:** 1

**Sewer:** Public Sewer

**Patio and Porch Features:** Balcony,Open,Patio

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

## Property details

**Direction Faces:** South

**Lot Size Square Feet:** 9340

**Possession:** Closing & Funding

**Road Frontage Type:** City Street

**Subdivision Name:** ATLANTIC ISLAND

**Parcel Number:** 31-22-14-003-0430

**Living Area Source:** Plans

**Lot Size Area:** 9340



## Location Details

**County Or Parish:** Miami-Dade County

**Elementary School:** Norman S. Edelcup K-8

**Middle/Junior School:** Norman S. Edelcup K-8 **High School:** Alonzo and Tracy Mourning Sr. High

**Zoning Description:** 0100

## Fees & Taxes

**Tax Annual Amount:** 25586

**Tax Year:**  
2022

**Tax Legal Description:** ATLANTIC ISLAND BEING PART OF GOVT LOT 1 PB 34-17  
LOTS 55 & 56 & PROP INT IN PT LOT 96 PB 5-35 PER D/B 3887-597 LOT SIZE SITE  
VALUE F/A/U 30

## Miscellaneous

**Development Status:** New  
Construction

**Public Survey Township:** 31

**Public Survey Section:** 14

**Syndication Remarks:** 311 Atlantic Isle is currently under construction! A stunning, waterfront home with 5,700 SF + 2,000 SF rooftop terrace is truly a contemporary oasis!

**Year Built Details:** New  
Construction

**Virtual Tour URL:** <https://vimeo.com/834877277>

## Courtesy of

**Office Name:** One Sotheby's International Realty

